

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7012 ELROY ROAD FROM SINGLE FAMILY
3 RESIDENCE STANDARD LOT (SF-2) DISTRICT; COMMUNITY
4 COMMERCIAL (GR) DISTRICT AND COMMUNITY COMMERCIAL-
5 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO
6 MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from single family residence standard lot (SF-2) district;
12 community commercial (GR) district and community commercial-conditional overlay
13 (GR-CO) combining district to multifamily residence low density (MF-2) district on the
14 property (the "Property") described in Zoning Case No. C14-2014-0187, on file at the
15 Planning and Development Review Department, as follows:

16
17 1.215 acre tract of land, more or less, out of the Noel M. Bain Survey No. 1,
18 Abstract No. 61 the tract of land being more particularly described by metes and
19 bounds in Exhibit "A" incorporated into this ordinance; and,
20

21 0.316 acre tract of land, more or less, out of the Noel M. Bain Survey No. 1,
22 Abstract No. 61 the tract of land being more particularly described by metes and
23 bounds in Exhibit "B" incorporated into this ordinance
24

25 locally known as 7012 Elroy Road in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "C".
27
28

1 **PART 2.** This ordinance takes effect on _____, 2015.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 §

8 _____, 2015

9 Steve Adler
Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____

13 Anne L. Morgan
Interim City Attorney

14 Jannette S. Goodall
City Clerk

C14-2014-0187

1.215 ACRES
NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NO. 61
TRAVIS COUNTY, TX
ZONING

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF A 13.388 ACRE TRACT OF LAND, CALLED PART 1, CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NUMBER 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 1.215 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a calculated point at the southernmost southwestern corner of said 13.388 acre tract, being also in the northeastern right-of-way line of Elroy Road (R.O.W. varies) and being also in the northwestern right-of-way line of Ross Road (70' R.O.W.), for the **POINT OF COMMENCEMENT** for the herein described tract,

THENCE, crossing said 13.388 acre tract, N52°32'38"E, a distance of 323.55 feet to a calculated point, in the western right-of-way line of said Ross Road, also being in the eastern boundary line of said 13.388 acre tract, for the southeastern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, crossing said 13.388 acre tract, the following twelve (12) courses and distances, numbered 1 through 12,

1. N65°40'31"W, a distance of 77.34 feet to a calculated point,
2. N75°26'32"W, a distance of 68.06 feet to a calculated point,
3. N76°37'01"W, a distance of 70.00 feet to a calculated point,
4. N77°05'53"W, a distance of 88.88 feet to a calculated point,
5. N25°39'26"E, a distance of 115.80 feet to a calculated point, at a point of curvature to the right,
6. with said curve to the right having a radius of 325.00 feet, an arc length of 19.03, and whose chord bears N62°39'54"W, a distance of 19.03 feet to a calculated point,
7. N60°59'14"W, a distance of 13.93 feet to a calculated point, at a point of curvature to the left,
8. with said curve to the left having a radius of 25.00 feet, an arc length of 35.69, and whose chord bears S78°07'09"W, a distance of 32.73 feet to a calculated point, at a point of curvature to the right,
9. with said curve to the right having a radius of 325.00 feet, an arc length of 5.02, and whose chord bears S37°40'07"W, a distance of 5.02 feet to a calculated point,
10. N61°47'55"W, a distance of 37.91 feet to a calculated point, for the westernmost corner of the herein described tract,
11. N64°19'50"E, a distance of 136.58 feet to a calculated point, for the northernmost corner of the herein described tract, and
12. S61°13'40"E, a distance of 311.59 feet to a calculated point, in the western right-of-way line of said Ross Road, also being in the eastern boundary line of said 13.388 acre tract, for the northeastern corner of the herein described tract,

THENCE, with the common boundary line of said 13.388 acre tract and the right-of-way line of said Ross Road, the following two (2) courses and distances, numbered 1 and 2,

1. S25°01'49"W, a distance of 105.49 feet to a calculated point, at a point of curvature to the right, and
2. with said curve to the right having a radius of 435.00 feet, an arc length of 28.81, and whose chord bears S26°55'37"W, a distance of 28.81 feet to the **POINT OF BEGINNING** and containing 1.215 acres of land.

THIS SURVEY WAS PREPARED FROM RECORD INFORMATION. NO ON-THE-GROUND SURVEY WAS PERFORMED.

Prepared by: _____

ROBERT J. GERTSON, R.P.L.S. NO. 6367
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
rgertson@cbdeng.com



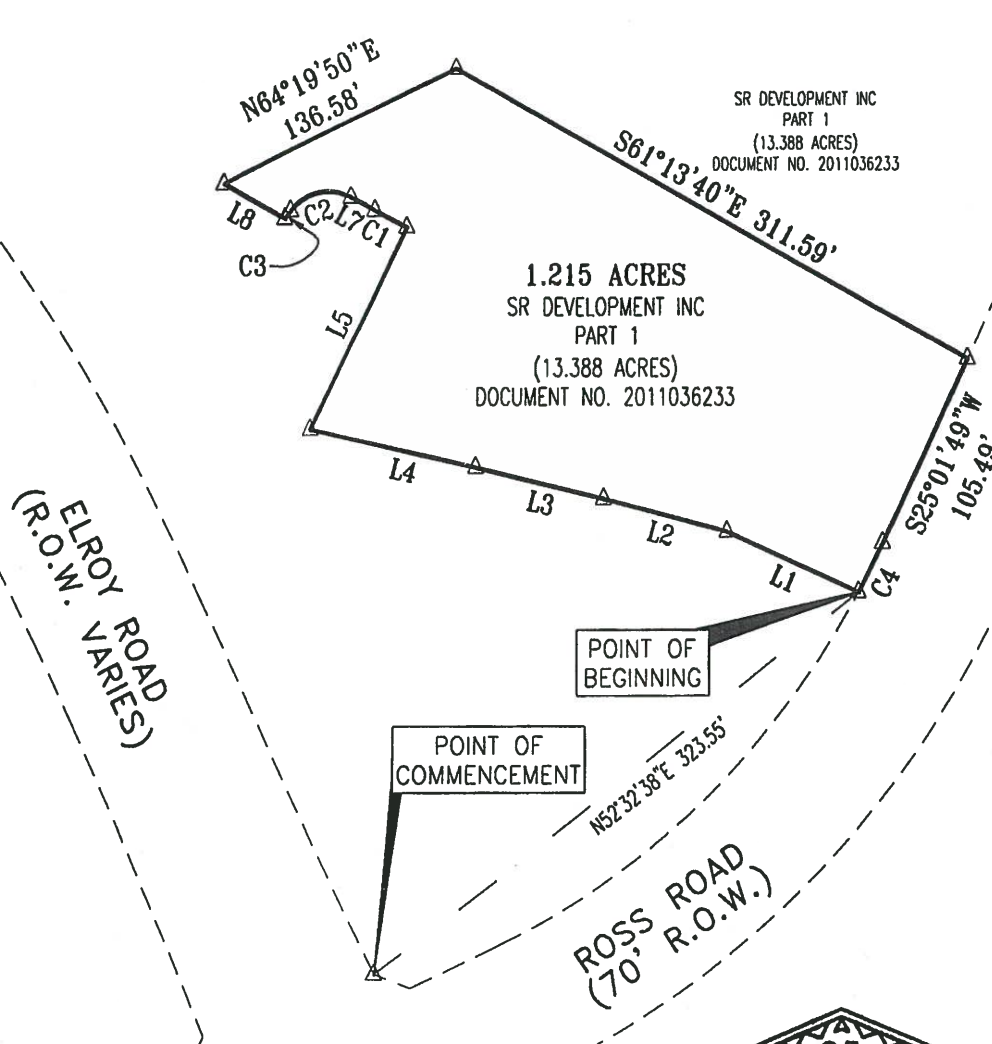
SKETCH TO ACCOMPANY FIELD NOTES

NOEL M. BAIN SURVEY NO. 1,
ABSTRACT NO. 61

SCALE: 1" = 100'

LEGEND

△ CALCULATED POINT



POINT OF
BEGINNING

POINT OF
COMMENCEMENT

ROSS ROAD
(70' R.O.W.)

ELROY ROAD
(R.O.W. VARIES)



10-30-14

Line Table

Line #	Length	Direction
L1	77.34	N65°40'31"W
L2	68.06	N75°26'32"W
L3	70.00	N76°37'01"W
L4	88.88	N77°05'53"W
L5	115.80	N25°39'26"E
L7	13.93	N60°59'14"W
L8	37.91	N61°47'55"W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	19.03	325.00	N62°39'54"W	19.03	9.52	3°21'20"
C2	35.69	25.00	S78°07'09"W	32.73	21.65	81°47'12"
C3	5.02	325.00	S37°40'07"W	5.02	2.51	0°53'08"
C4	28.81	435.00	S26°55'37"W	28.81	14.41	3°47'42"

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH:- J:\4736\SURVEY\TRACT 5.dwg

C14-2014-0187

0.316 ACRES
13,783 SQUARE FEET
NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NO. 61
TRAVIS COUNTY, TX
ZONING

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF A 13.388 ACRE TRACT OF LAND, CALLED PART 1, CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NUMBER 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.316 ACRE (13,783 SQUARE FEET) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a calculated point at the southernmost southwestern corner of said 13.388 acre tract, being also in the northeastern right-of-way line of Elroy Road (R.O.W. varies) and being also in the northwestern right-of-way line of Ross Road (70' R.O.W.), for the **POINT OF COMMENCEMENT** for the herein described tract,

THENCE, with the common boundary line of said 13.388 acre tract and the right-of-way line of said Elroy Road, the following three (3) courses and distances, numbered 1 through 3,


1. N25°38'23"W, a distance of 218.02 feet to a calculated point, at a point of curvature to the left,
2. with said curve to the left having a radius of 1097.87 feet, an arc length of 186.59, and whose chord bears N29°42'43"W, a distance of 186.37 feet to a calculated point, at a point of curvature to the left, for the southernmost corner and **POINT OF BEGINNING** of the herein described tract,
3. with said curve to the left having a radius of 1097.87 feet, an arc length of 275.20, and whose chord bears N41°45'37"W, a distance of 274.48 feet to a calculated point, for the westernmost corner of the herein described tract,

THENCE, crossing said 13.388 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S61°48'13"E, a distance of 326.55 feet to a calculated point, for the easternmost corner of the herein described tract, and
2. S64°20'02"W, a distance of 116.48 feet to the **POINT OF BEGINNING** and containing 0.316 acre (13,783 Sq. Ft.) of land.

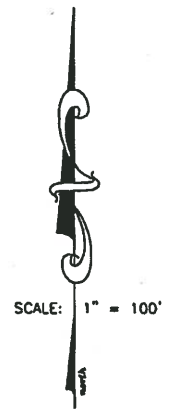
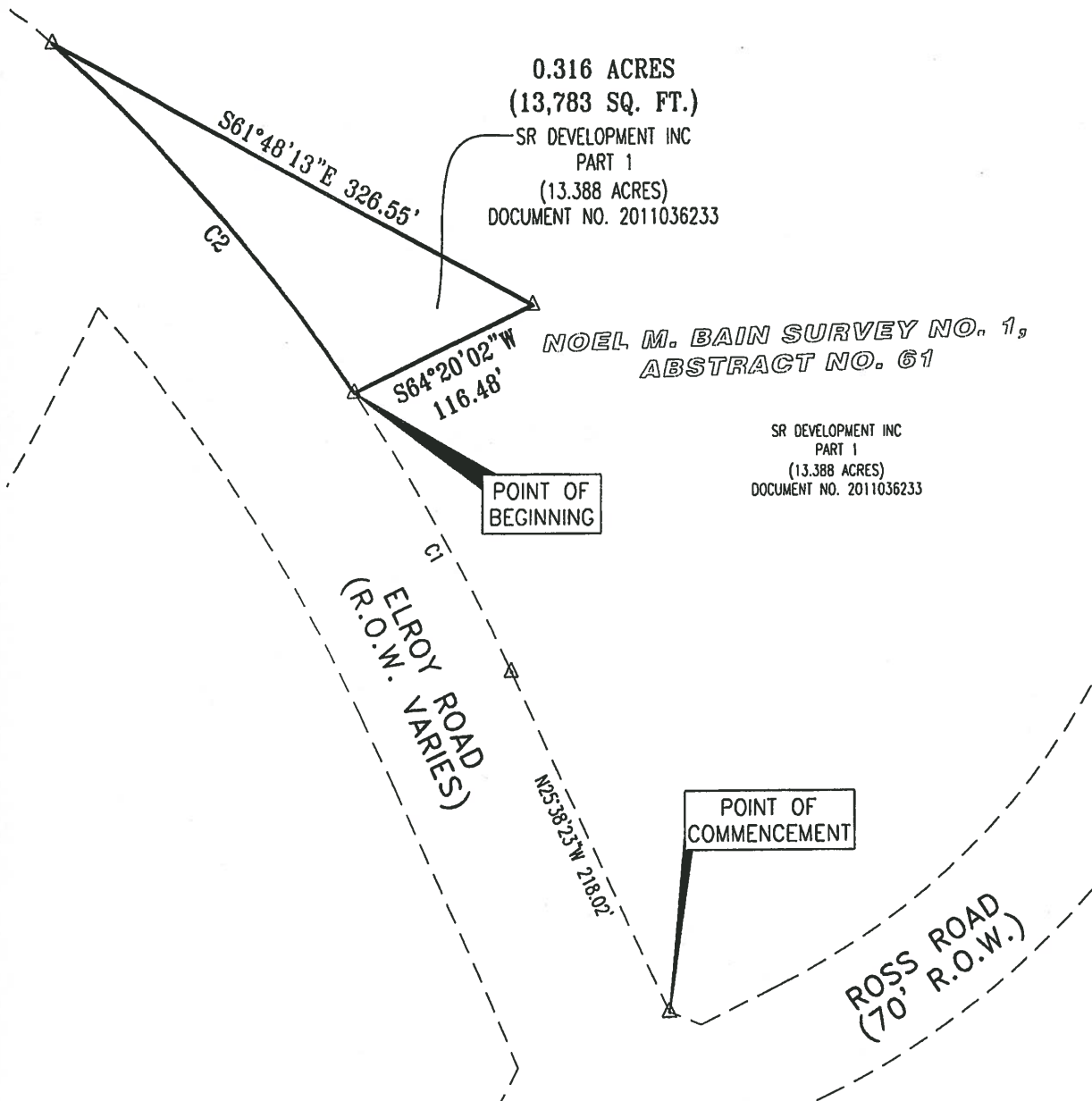
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SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

△ CALCULATED POINT

SR DEVELOPMENT INC
PART 1
(13.388 ACRES)
DOCUMENT NO. 2011036233

NOEL M. BAIN SURVEY NO. 1,
ABSTRACT NO. 61

POINT OF
BEGINNING

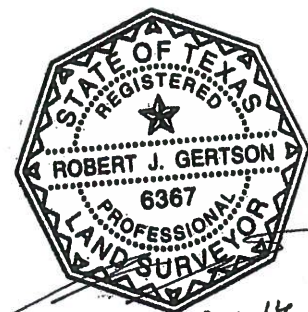
POINT OF
COMMENCEMENT

ROSS ROAD
(70' R.O.W.)

ELROY ROAD
(R.O.W. VARIES)

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	186.59	1097.87	N29°42'43"W	186.37	93.52	9°44'17"
C2	275.20	1097.87	N41°45'37"W	274.48	138.33	14°21'44"



10-30-14

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

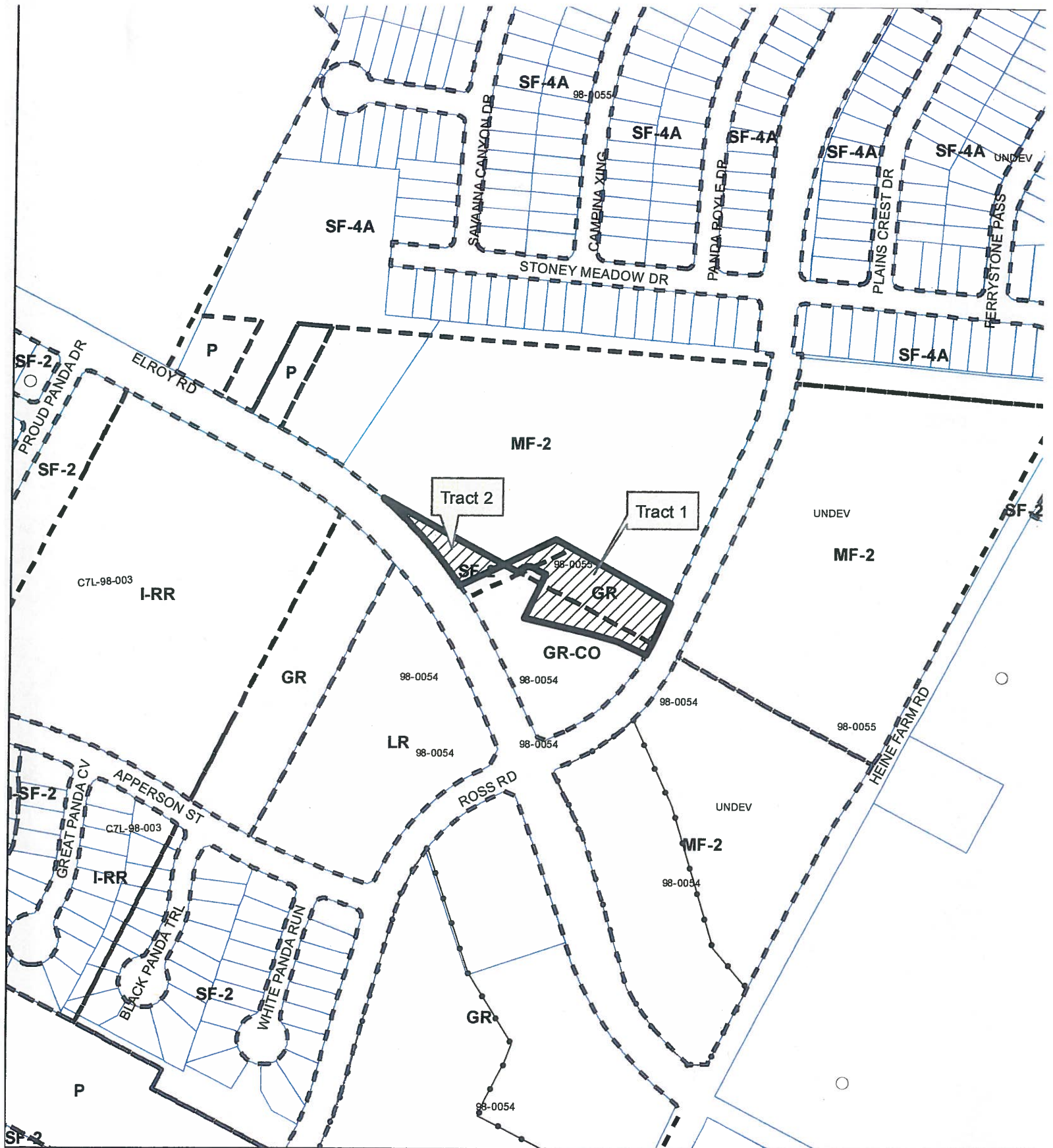
Phone No. (512) 280-5160

Surveying

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ZONING

CASE#: C14-2014-0187



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geog by the City of Austin regarding specific accuracy or completeness.